



3 Compton Terrace, Truro, TR1 1HL
£239,950



JAMES CANE
THE TRURO ESTATE AGENT

Key Features

- Terraced period house
- Sought after part of central Truro
- Two double bedrooms, first floor bathroom
- Open plan living spaces, separate kitchen
- Naturally light and full of character
- Front terrace, rear courtyard
- No onward chain
- Video tour available



The Property

A period terraced house in a super part of central Truro. Two double bedroom accommodation with open plan living spaces as well as front and rear seating areas.

The accommodation measures just under 700 sq ft in total and is naturally light and full of character throughout. An entrance vestibule provides coat and shoe storage with a door providing access to the open plan living and dining room. This is a super room with windows to front and rear, wood burner, exposed floorboards and carpet as well as lots of interesting integrated storage options. A glazed door to the rear then provides access to the good sized fully fitted kitchen with tiled floor, a range of base and eye level units, integrated appliances and again filled with natural light thanks to the large window and part glazed door to side aspect.

On the first floor a landing provides access to the two bedrooms – the main being at the front of the house which is a very large double enjoying two windows to front aspect, painted floorboards and full length fitted wardrobes. The second bedroom is also a double with window to rear aspect and nice outlook. On this level and to the rear of the house is the bathroom which is a good size and has a fitted white three piece suite including a shower over the bath as well as a large storage cupboard which also houses the boiler.

In terms of outside space the property enjoys a South facing front terrace with space for seating and a beautiful view of the Cathedral. To the rear is a more private enclosed courtyard space laid with gravel accessed off the kitchen.

This lovely home needs some modernisation but has been priced accordingly; therefore offering a fantastic proposition for someone to come and put their own stamp on a period house in this super location. Available with no onward chain.



Bedroom 1



Bedroom 2



The Location

Compton Terrace is location on Campfield Hill - this is true city centre living with everything on your doorstep. You can walk into town in minutes to enjoy New and Old Bridge Street lined with independent retailers, cafes and bars leading to the city centre. This position is particularly convenient for the well renowned Archbishop Benson primary school and The Rising Sun pub which serves some of the best food in the city. Several green spaces are close as well with Daubuz Moors and Tremorvah Playing Field being a short walk away. Driving North out of town you can be on the A30 in around 10 minutes and there are excellent transport links with trains and buses heading in all directions nearby.

Truro is the capital of Cornwall and as such boasts much in the way of vibrancy and a real 'buzz' all year round. There is a vast array of excellent restaurants, bars, pubs and cafes as well as varied shopping facilities from main high street retailers to independent shops and local markets. Well renowned schools are in abundance and there is a main line railway link to London (Paddington) within 5 hours. Draws such as the newly renovated Hall for Cornwall, historic Truro Cathedral and Royal Cornwall Museum are on one's doorstep with regular city events taking place throughout the year such as Truro Food Festival, City of Lights and famous Christmas markets.



Property Information

Tenure: Freehold

Council Authority: Cornwall

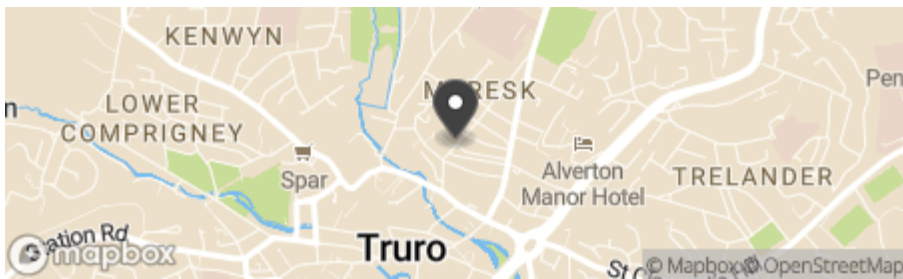
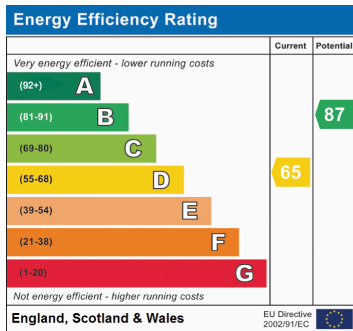
Council Tax Band: B

Services: Mains water, drainage, electric and gas are all connected.

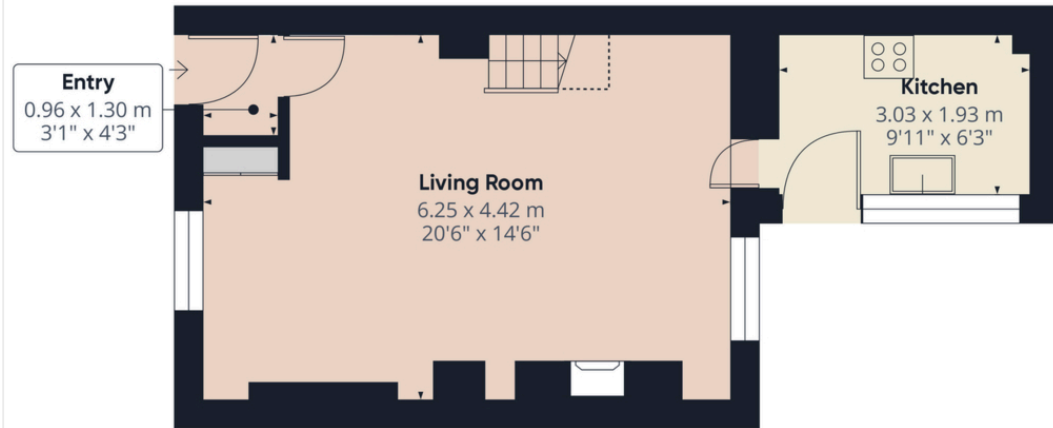
Mobile Signal: Best networks EE & Vodafone – (good indoor & outdoor)

Broadband: Ultrafast available. Max Download 1800Mbps. Max Upload 220Mbps.

Note: The property is in a conservation area.



Note: Whilst every care has been taken by James Cane Estate Agent Ltd in the preparation of these sales particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given with the employment of their own property professionals.



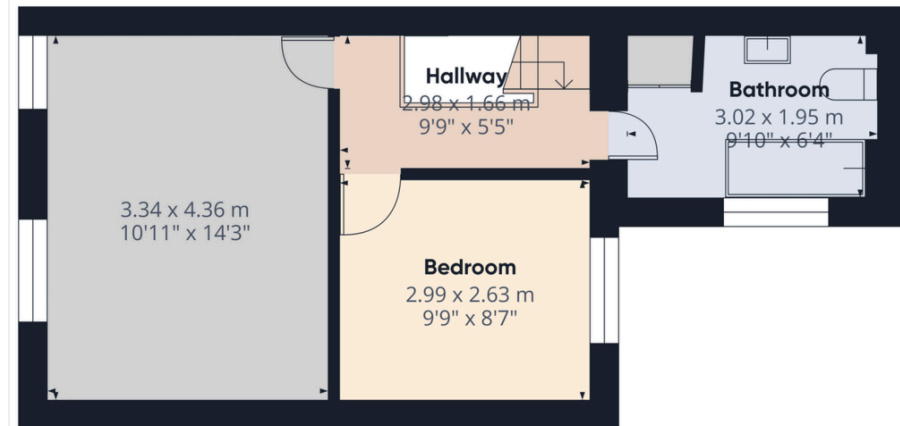
Approximate total area⁽¹⁾
32.29 m²
347.56 ft²

Reduced headroom
0.97 m²
10.44 ft²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are



Approximate total area⁽¹⁾
31.58 m²
339.92 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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